

AGENDA
PLANNING AND ZONING COMMISSION
Monday, May 21, 2018
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **April 9, 2018**
 [April 9, 2018](#)
2. **April 16, 2018**
 [April 16, 2018](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

Items other than waivers with no outstanding issues. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

33

CONSENT - ITEMS FOR DEFERRAL

24

CONSENT - ITEMS FOR APPROVAL

NONE

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

3. **PA-1-18 17501 Florida Boulevard**
 To amend the Comprehensive Land Use Plan from Agricultural/Rural (AG/RU) to Commercial (C) on property located on the north side of Florida Boulevard, at the northeast quadrant of the intersection of Florida Boulevard frontage road and Riverside Park Drive, on an approximately 0.25 acre portion of a 12.5-acre tract, known as the Jessie Kline Property. Section 70, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)
PLANNING STAFF FINDINGS: Recommend approval, based upon compatibility with the surrounding area and a review of the area in a greater level of detail than done at creation of the plan
This item is related to Case 14-18
[Application](#) [Staff Report](#)
4. **Case 14-18 17501 Florida Boulevard**
 To rezone from Light Commercial (LC2) to Heavy Commercial (HC1) on property located on the north side of Florida Boulevard, at the northeast quadrant of the intersection of Florida Boulevard frontage road and Riverside Park Drive, on an approximately 0.25 acre portion of a 12.5-acre tract, known as the Jessie Kline Property. Section 70, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, if the plan amendment is approved to make it consistent, being compatible with surrounding uses, and conforming to Unified Development Code requirements
This case is related to PA-1-18
[Application](#) [Staff Report](#)
5. **PA-3-18 17000 Perkins Road**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood (RN) to Neighborhood Center (NC) on property located on the south side of Perkins Road, east of Pecue Lane, and west of I-10, on Tract A of Henry Hatcher Property. Section 61, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Recommend approval, based upon an change in condition since the creation of the plan and compatibility with land uses along Perkins Road
This item is related to Case 22-18
[Application](#) [Staff Report](#)
6. **Case 22-18 17000 Perkins Road**
 To rezone from Rural (R) to General Office Low-Rise (GOL) on property located on the south side of Perkins Road, east of Pecue Lane, and west of I-10, on Tract A of Henry Hatcher Property. Section 61, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
This case is related to PA-3-18
[Application](#) [Staff Report](#)
7. **PA-4-18 9939 Greenwell Springs Road**
 To amend the Comprehensive Land Use Plan from Commercial (C) to Employment Center (EC) on property located to the north side of Greenwell Springs Road, east of Joor Road, on a portion of Tract A-2-A-2-A of the Wallace Heck Tract. Section 66, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a greater level of detail than was done at the time the plan was originally adopted
This item is related to Case 23-18
[Application](#) [Staff Report](#)

8. **Case 23-18 9939 Greenwell Springs Road**
 To rezone from Single Family Residential (A1) and Light Commercial (C1) to Light Industrial (M1) on property located to the north side of Greenwell Springs Road, east of Joor Road, on a portion of Tract A-2-A-2-A of the Wallace Heck Tract. Section 66, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
This case is related to PA-4-18
[Application](#) [Staff Report](#)
9. **PA-5-18 18700-18800 UND Highland Road**
 To amend the Comprehensive Land Use Plan from Industrial (I) to Employment Center (EC) on property located on the north side of Highland Road, and to the east of Old Perkins Road East, on Lot 10 of Montan Estates Subdivision. Section 54, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Recommend approval, based upon a review of the area in a greater level of detail and compatibility with surrounding uses
This item is related to Case 25-18
[Application](#) [Staff Report](#)
10. **Case 25-18 18700-18800 UND Highland Road**
 To rezone from Rural (R) to Heavy Commercial (HC2) on property located on the north side of Highland Road, and to the east of Old Perkins Road East, on Lot 10 of Montan Estates Subdivision. Section 54, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
This case is related to PA-5-18
[Application](#) [Staff Report](#)
11. **PA-6-18 18500-18600 UND Highland Road**
 To amend the Comprehensive Land Use Plan from Industrial (I) to Employment Center (EC) on property located on the north side of Highland Road, and to the east of Old Perkins Road East, on Lot 9-A of Montan Estates Subdivision. Section 54, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Recommend approval, based upon a review of the area in a greater level of detail and compatibility with surrounding uses
This item is related to Case 26-18
[Application](#) [Staff Report](#)
12. **Case 26-18 18500-18600 UND Highland Road**
 To rezone from Rural to Heavy Commercial (HC2) on property located on the north side of Highland Road, and to the east of Old Perkins Road East, on Lot 9-A of Montan Estates Subdivision. Section 54, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
This case is related to PA-6-18
[Application](#) [Staff Report](#)

13. **PA-7-18 6900-7000 UND Burbank Drive**
 To amend the Comprehensive Land Use Plan from Compact Neighborhood (CN) to Commercial (C) on property located on the south of Burbank Drive, and to the west of South Kenilworth Parkway, on a 3.077 acre portion of 32.65-acres of Tract X-2-B-2, of Kenilworth Crossing Subdivision 2nd filing. Section 6, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Recommend approval, based upon changing development activity in the area and compatibility with surrounding higher intensity land use designations
This item is related to Case 34-18
[Application](#) [Staff Report](#)
14. **Case 34-18 6900-7000 UND Burbank Drive**
 To rezone from Rural (R) to Light Commercial (LC2) on property located on the south of Burbank Drive, and to the west of South Kenilworth Parkway, on a 3.077 acre portion of 32.65-acres of Tract X-2-B-2, of Kenilworth Crossing Subdivision 2nd filing. Section 6, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
This case is related to PA-7-18
[Application](#) [Staff Report](#)
15. **Case 35-18 6900-7000 UND Burbank Drive**
 To rezone from Rural (R) to Limited Residential (A3.1) on property located on the south of Burbank Drive, and to the west of South Kenilworth Parkway, on a 10.64 acre portion of 32.65-acres of Tract X-2-B-2, of Kenilworth Crossing Subdivision 2nd filing. Section 6, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
This case it related to Case 34-18
[Application](#) [Staff Report](#)
16. **PA-8-18 6755 Airline Highway**
 To amend the Comprehensive Land Use Plan from Industrial (I) to Employment Center (EC) on property located on the east side of Airline Highway, north of Prescott Road, on Lot 28-A of Kean Place Property. Section 51, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Recommend approval, based upon a review of the area in a greater level of detail and compatibility with surrounding uses
This item is related to Case 16-18
[Application](#) [Staff Report](#)
17. **Case 16-18 6755 Airline Highway**
 To rezone from Light Industrial (M1) to Heavy Commercial (HC2) and Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the east side of Airline Highway, north of Prescott Road, on Lot 28-A of Kean Place Subdivision. Section 51, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
This case relates to PA-8-18
[Application](#) [Staff Report](#)

18. **PA-9-18 13770 Old Hammond Highway**

To amend the Comprehensive Land Use Plan from Compact Neighborhood (CN) to Commercial (C) on property located on the south side of Old Hammond Highway, east of Millerville Road, and west of South Flannery Road Perkins Road on Lot Y of the John J. Kohler Tract. Section 75, T7S,R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Recommend approval, based on examination of the area at a greater level of detail than was done at the time the plan was originally developed

This item relates to Case 24-18

[Application](#) [Staff Report](#)

19. **Case 24-18 13770 Old Hammond Highway**

To rezone from Rural to Light Commercial (LC2) on property located on the south side of Old Hammond Highway, east of Millerville Road, and west of South Flannery Road on Lot Y of the John J. Kohler Tract. Section 75, T7S,R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements

This case relates to PA-9-18

[Application](#) [Staff Report](#)

20. **PA-10-18 2585 Brightside Drive - Cannot be heard due to inadequate advertising**

To amend the Comprehensive Land Use Plan from Residential Neighborhood (RN) to Compact Neighborhood (CN) on property located on the south side of Brightside Drive and to the west of Nicholson Drive, on Tract A of Little Valverde Property. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 3 - Loupe)

This item relates to Case 32-18

[Application](#)

21. **Case 32-18 2585 Brightside Drive - Cannot be heard due to inadequate advertising**

To rezone from Single Family Residential (A1) to Limited Residential (A3.3) on property located on the south side of Brightside Drive and to the west of Nicholson Drive, on Tract A of Little Valverde Property. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 3 - Loupe)

This case relates to PA-10-18

[Application](#)

22. **Case 119-17 7925 Owen Street**

To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the north side of Owen Street, southwest of Jefferson Highway on Lot 8 of Jefferson Place East Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff cannot certify the requested change of zoning; it is not consistent with the Comprehensive Plan or UDC requirements, creating a condition of spot zoning by authorizing a three zero-lot line homes in the middle of a street, in a community of 21 traditional single family homes, and it would be out of character with the other homes

[Application](#) [Staff Report](#)

23. **Case 18-18 203, 232, and 234 Little John Drive**
To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the west side of Little John Drive, south of Florida Boulevard, on Lot 30, Lot 29, and a portion of Lot 28 of North Sherwood Forest Subdivision. Section 37, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
24. **CONSENT FOR DEFERRAL Case 19-18 6822 Ford Street**
To rezone from Single Family Residential (A2) to Light Commercial (LC1) on property located on the west side of Mickens Road, at the southwest quadrant of the intersection of Ford Street and Mickens Road, on Lots 18-22 of Zion City Subdivision. Section 40, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
Deferred to June 18 by the Planning Director
[Application](#)
25. **Case 27-18 9323 Hyacinth Avenue**
To rezone from Single Family Residential (A1) to Town House District (A2.5) on property located on the north side of Hyacinth Avenue, at the northeast quadrant of the intersection of Hyacinth Avenue and Emmaline Drive, on Lot B of Mayfair North Subdivision. Section 60, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
26. **Case 28-18 4760 Hooper Road**
To rezone from Heavy Commercial (C2) to Commercial Alcoholic (Restaurant) (C-AB-1) on property located on the south side of Hooper Road, and west of Plank Road on a portion of Tract B-1-C-2-B of the Badley Tract. Section 90, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
27. **Case 29-18 3600-3800 UND Saint Katherine Street**
To rezone from Single Family Residential (A2) to Light Commercial (LC1) on property located on the north side of Saint Katherine Avenue, and to the east of Plank Road, on Lot 19 of Saint Gerard Place Subdivision. Section 62, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
28. **Case 31-18 7450 Antioch Road**
To rezone from Rural (R) to Neighborhood Commercial (NC) on property located on the west side of Antioch Road and to the south of Maison Orleans Court, on Lot 1-C-1 of Singleton Tract Property. Section 4, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)

29. **Case 33-18 8041 Owen Street**

To rezone from Single Family Residential (A1) to Single Family Residential (A2.7) on property located on the north side of Owen Street, and to the south of Palm Park Lane, on Lot 4 of East Jefferson Place Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff cannot certify that the proposed request meets the criteria for a change of zoning, while it conforms to UDC requirements, it is inconsistent with the Comprehensive Plan and, being midblock, will alter the character of the neighborhood

[Application](#) [Staff Report](#)

30. **RV-2-18 Hollier Road, Campbell Drive and Vida Drive**

Revocation of multiple rights-of-way located to the south of Blount Road, within Gibbens Place and Campbell Place Subdivisions. Section 45, T7S, R1W, GLD, EBRP, LA (Council District 2 - Banks)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#)

31. **RV-3-18 Dale Drive**

Revocation of a 60 foot right-of-way located to the south side of Jefferson Highway, west of Briarplace Drive (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

32. **TND-1-07 Phase 1C Revision 1, Rouzan Final Development Plan**

A proposed revision to provide three retail buildings and one mixed use building with a parking garage on property located South of Perkins Road, east of Glasgow Avenue, on Lot RZ-4 and a portion of Lot RZ-3 of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

33. **CONSENT FOR WITHDRAWAL PUD-1-04 Willow Grove Plantation, The Settlement at Willow Grove Final Development Plan**

A proposed bed and breakfast with an office and event center on property located to the east of Willow Grove Boulevard, between Cypress Barn Drive and Petit Pierre Avenue, on Tract WG-3 and WG-B-1-A-1-B of the Settlement of Willow Grove, Section 56, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

Withdrawn by the applicant on May 10, 2018

[Application](#)

34. **CUP-5-18 Faith Chapel Church of God (1010 Staring Lane)**

To establish a CUP for a religious institution on property located on the east side of Staring Lane and south of Staring Court, on Lot 45-B-1 of the Staring Plantation Subdivision. Section 67, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements

[Application](#) [Staff Report](#) [Plans](#)

35.

SS-1-18 J. P. Creaghan Property

A proposed five lot subdivision, and dedication of a private street, located to the west of Puligny Avenue, north of Hoo Shoo Too Road, on Tract Z-1-C of the J. P. Creaghan Property (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#)
36.

SS-2-18 Marshall Bond Tract

A proposed three lot subdivision, and dedication of a private street, located to the west side of East Flonacher Road, to the east of Scenic Highway, on Tract X-3 of the Marshall Bond Property (Council District 1 - Welch)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#)
37.

DP-1-18 637 St. Ferdinand Street

A proposed demolition of a building over 50 years old in the Downtown Development District located on the northeast quadrant of the intersection of St. Ferdinand Street and Europe Street, on Lot 3, Block 33 of Beauregard Town (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Recommend approval, considering the requested demolition satisfies the requirements of the Unified Development Code

[Application](#) [Staff Report](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN